

PROCEEDINGS OF THE DAY		26
Day and Date	Friday and 01.08.2025	
Complaint No.	CR/29/2025 Case titled as Gautam Rana VS DLF Limited	
Complainant	Gautam Rana	
Represented through	Shri Ravi Kumar Advocate	
Respondent	DLF Limited	
Respondent Represented through	Shri Ishaan Dang Advocate	
Last date of hearing	02.05.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 23.01.2025 and reply on behalf of respondent was received on 02.05.2025.

S.N.	Particulars	Details
1.	Name and location of the project	"The Grove", DLF 5, Sector-54, Gurugram, Haryana
2.	Nature of the project	Residential Floors
3.	Project area	5.3073 acres
4.	RERA Registered/ not registered	Registered vide no. 13 of 2022 issued on 21.02.2022 up to 31.12.2025
5.	Application dated	08.10.2022 (page no. 28 of reply)
6.	Allotment Letter	21.10.2022 (page no. 43 of reply)
7.	Unit No./Independent Floor	Plot no. B-14/16, Unit no. B-14/16A on 1 st floor



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HARYANA REAL ESTATE REGULATORY AUTHORITY
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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

		(page no. 23 of complaint)
8.	Unit admeasuring area	1382.770 sq. ft. carpet area 374.878 sq. ft. balcony area 128.867 sq. ft. basement area 134.550 sq. ft. parking area (page no. 45 of complaint)
9.	Date of builder buyer agreement	10.04.2023 (page no. 21 of complaint)
10.	Possession Clause	7. Possession of the said independent floor for residential usage: The Promoter agrees and understands that timely delivery of possession of the said independent floor for residential use along with parking to the Allottee and the common areas to the association of allottees or the competent authority, as the case may be, as provided under Rule2(1)(f) of Rules 2017, is the essence of the Agreement.
11.	Due date of possession	31.12.2025 (as per possession clause)
12.	Reminder letters	13.04.2023, 03.05.2023, 16.05.2023, 03.06.2023, 07.08.2023 (page no. 131-145 of reply)
13.	Cancellation letter	20.09.2023 (page no. 146 of reply)
14.	Third party rights created	16.03.2024 (page no. 147 of reply)

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण



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15.	Total sale consideration	Rs. 5,03,54,970/- (as per payment plan at page 118 of reply)
16.	Total amount paid by the complainants	Rs. 58,02,906/- (as per cancellation letter at page 146 of reply)
17.	Occupation certificate	30.08.2024 (page no. 159 of reply)
18.	Offer of possession	Not offered

The counsel of the complainant states that they are seeking refund of the total amount paid by them along with interest. The counsel for the respondent states that the complainant has only paid an amount of Rs. 58,02,906/- out of total sale consideration of Rs. 5,03,54,970/- . Further due to nonpayment it sent various reminders but complainant failed to pay and therefore the allotted unit was cancelled vide letter dated 20.09.2023.

Arguments heard.

The respondent/builder is directed to refund the deposited amount after deducting 10% of the sale consideration along with an interest @11.10% on such balance amount, from the date of termination/cancellation till the actual date of refund of the amount within the timelines provided in rule 16 of the Haryana Rules 2017 ibid.

Detailed order will follow. Matter stands disposed off. File be consigned to the registry.

Arun Kumar
Chairman
01.08.2025